

CITY OF WEST DES MOINES PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: August 17, 2015

Item: Whisper Rock at Quail Cove, north of Cherrywood Drive and west of S. 50th Place – approval to grade site for future single family development – Prairie Building and Development LLC – PP-002702-2015

Requested Action: Approval of a Grading Plan

Case Advisor: Kara Tragesser, AICP



Applicant's Request: David Albright, Prairie Building and Development, is requesting approval of a grading plan to prepare the site for future single family development for that approximately 10.42 acres parcel located north of Cherrywood Drive and west of S. 50th Place (see Attachment B – Location Map and Attachment C – Grading Plan).

History: The property is currently undeveloped. A Preliminary Plat is in review for the property, but not ready for approval. The property is zoned Residential Single Family.

City Council Subcommittee: The Whisper Rock at Quail Cove project was presented to Development and Planning Subcommittee for information at its May 7, 2015 meeting. There was no discussion.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. There are not outstanding issues related to the grading plan.

Comprehensive Plan Consistency: The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

Staff Recommendations and Conditions of Approval: Based upon the preceding review and a finding of consistency with the Comprehensive Plan, staff recommends that the Plan and Zoning Commission adopt a resolution approving the grading plan, subject to the applicant meeting all City Code requirements and the following:

1. That no public utility work can begin until the preliminary plat for Whisper Rock at Quail Cove is approved.

Owner/Applicant: Prairie Building and Development
12119 Stratford Drive
Clive IA 50325
David Albright
515-360-5063

Applicant Rep: Same as Owner

Attachments:

Attachment A	-	Plan and Zoning Commission Resolution
Exhibit A	-	Conditions of Approval
Attachment B	-	Location Map
Attachment C	-	Grading Plan

RESOLUTION NO.

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, APPROVING THE WHISPER ROCK AT QUAIL COVE GRADING PLAN (PP-002702-2015) FOR THE PURPOSE OF GRADING THE SITE IN PREPARATION FOR FUTURE SINGLE FAMILY RESIDENTIAL DEVELOPMENT

WHEREAS, pursuant to the provisions of Title 8, Building, Chapter 5, Site Grading Regulations, et seq, of the West Des Moines Municipal Code, the property owner, Prairie Building and Development, LLC., has requested approval for a Grading Plan for that approximately 10.42 acre site located north of Cherrywood Drive and west of S. 50th Place to prepare the site for future development;

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, on August 17, 2015, this Commission held a duly-noticed meeting to consider the application for Grading Plan Permit;

NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report, dated August 17, 2015, or as amended orally at the Plan and Zoning Commission meeting of August 17, 2015, are adopted.

SECTION 2. The **GRADING PLAN PERMIT** to grade the site for future development is hereby approved by the Plan and Zoning Commission, subject to compliance with all the conditions in the staff report, dated August 17, 2015, including conditions added at the meeting, and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on August 17, 2015.

Michele Brown, Vice Chair
Plan and Zoning Commission

ATTEST:

Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on August 17, 2015, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

Recording Secretary

EXHIBIT A
CONDITIONS OF APPROVAL

1. That no public utility work can begin until the preliminary plat for Whisper Rock at Quail Cove is approved.

Location Map Whisper Rock at Quail Cove



